



FREDERICK COUNTY BOARD OF APPEALS

Winchester Hall • Frederick, Maryland 21701 • (301) 600-1138

The next hearing of the Board of Appeals of Frederick County will be held on **Thursday January 27, 2022 at the hour of 7:00 p.m.** THIS WILL BE A VIRTUAL MEETING ONLINE. For additional information, please visit <https://www.frederickcountymd.gov/7993/Board-of-Appeals> or contact County staff at (301) 600-1351. The Board will visit each applicant's property prior to the **January 27, 2022 BOA Meeting**. The phone number for calling into the virtual BOA Hearing and commenting on an application being discussed is **1-855-925-2801** Enter Code: **9277**. Press * for meeting options. Press *1 to listen to the meeting. If you would like to make a live comment on a particular agenda item, please use option 1 until the Board of Zoning Appeals specifically calls for comment on that agenda item, at which time press *3. You will be placed in a muted queue until it is your turn to speak. Do not press *3 until comment is called for by the BZA Chair for the agenda item on which you would like to comment. **PLEASE NOTE, when you are called upon to provide your live comments please press *3. To leave a recorded comment Press *2 to record your comment.** Please clearly indicate on which agenda item you are commenting. Please state your name and address but do not identify your phone number, as your message will be played during the live meeting.

I. Introductions

II. Approval of Minutes

III. [B266615 \(B-22-01\)](#) Joel Rensberger (Contractor)

Requesting a 6.4' variance to a 30' rear building restriction line in order to build a small addition to a single family home, in accordance with Section 1-19-3.220 Variances and Section 1-19-6.100 Design Requirements of the Frederick County Zoning Ordinance. If approved, the variance would create a 23.8 ft. rear building restriction line. The property is described as 8195 Honey Clover Court, Tax Map 0057, Parcel 0282, Tax ID # 28548699, Zoning, Medium Density (R5), Size, .279 Acre

IV. [B267641 \(B-22-02\)](#) Todd Adkins (Owner)

Requesting a variance of 11 feet on the left side and 7.6 feet on the right side of the proposed home location, from the required 50-foot side yard setbacks to allow placement of the newer and 20 ft. longer mobile home in accordance with Section 1-19-3.220 and Section 1-19-6.100, of the Frederick County Zoning Ordinance. The property is described as 6016 Mountindale Road, Thurmont MD, 21788, Tax Map 0039, Parcel 0078, and Tax ID# 20402075, Zoning, Resource Conservation (RC), 10.58 Acres.

V. [B267700 \(B-22-03\)](#) Brook Lane Behavioral Services

Requesting a Special Exception Approval to continue operating a private school in the Limited Industrial Zone (LI) in accordance with Section 1-19-8.300 and Section 1-19-8.320 and Section 1-19-8.341 of the Frederick County Zoning Ordinance. Property identified as 4540 Mack Avenue, Frederick MD 21703, Tax Map 86, Parcel 0207, Tax ID 017357, Zoning - Limited Industrial (LI), 1.54 Acres.

VI. B267728 (B-22-04)

Classic Design Group Inc. (Contractor)

Requesting a 12'.6" variance to the 30' rear building restriction line, in order to enclose an existing deck. This will allow the Applicant to create a 20ft x 16ft screened room, in accordance with Section 1-19-3.220 Variances and Section 1-19-6.100 Design Requirements of the Frederick County Zoning Ordinance. If approved, the variance would create a 17.6 ft. rear building restriction line. The property is described as 3428 Winmoor Drive, Ijamsville, MD 21754, Tax Map 0106, Parcel 0108, Zoning, Limited Industrial (LI), Size 10,350 sq.ft.

VII. MOTION TO GO INTO CLOSED SESSION

Under Maryland Annotated Code, General Provisions Article §3-305(b)(7) To consult with counsel to obtain legal advice.

Topic: To discuss, and determine the next steps in response to a recent court opinion and order related to an appeal of a prior Board of Appeals' decision.

A handwritten signature in blue ink, appearing to read 'Tolson DeSa', is positioned above the printed name and title.

Tolson DeSa
Zoning Administrator